

# BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)  
[planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov) (email) [www.bonnercountyid.gov](http://www.bonnercountyid.gov) (web page)

## MINOR LAND DIVISION APPLICATION

### FOR OFFICE USE ONLY:

FILE #  ML00033-22	RECEIVED:  <b>RECEIVED</b> APR 05 2022 <b>BONNER COUNTY PLANNING DEPARTMENT</b>
--------------------------	---

### PROJECT DESCRIPTION:

Name of Minor Land Division plat: NACCARATO ACRES
---

### APPLICANT INFORMATION:

Landowner's name: JOHN NACCARATO, Manager		
Mailing address: 1824 E. Sundown Drive		
City: Coeur d'Alene	State: ID	Zip code: 83814
Telephone: (208) 659-0878	Fax:	
E-mail: johnknacc@outlook.com		

### REPRESENTATIVE'S INFORMATION:

Representative's name: HEATH HARTWIG		
Company name: H2 SURVEYING AND ENGINEERING LLC		
Mailing address: PO BOX 2916		
City: HAYDEN	State: ID	Zip code: 83835
Telephone: 2087711685	Fax:	
E-mail: HHARTWIG@H2SURVEY.COM		

### ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project:		
Company name:		
Mailing address:		
City:	State:	Zip code:
Telephone:	Fax:	
E-mail:		

### PARCEL INFORMATION:

Section #: 19	Township: 56N	Range: 4W	Parcel acreage: 21.164
Parcel # (s): RP56N04W197201A			
Legal description: 19-56N-4W N 445.5FT OF N2SE E OF CO RD			
Current zoning: R5	Current use: Pature Land/Timber Land		
What zoning districts border the project site?			

North:R5, RURAL RESIDENTIAL	East:R10, RURAL RESIDENTIAL
South:R5, TRANSITION	West:R5, TRANSITION
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North:+/-35.74 AGRICULTURE, +/-20 AGRICULTURE	
South:+/-31.189 AGRICULTURE	
East:+/-80 AGRICULTURE	
West:+/-1.418 AGRICULTURE, RESEDENTIAL	
Within Area of City Impact: Yes:    No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: FROM THE INTERSECTION OF HIGHWAY 2 AND HIGHWAY 57 TRAVEL EAST ON HIGHWAY 2 APPROXIMATELY ONE MILE TO THE INTERSECTION OF HIGHWAY 2 AND THE EAST SIDE ROAD AND TURN LEFT (NORTH) ONTO THE EAST SIDE ROAD THEN TRAVELING NORTH APPROXIMATELY ONE MILE TO THE INTERSECTION OF THE EAST SIDE ROAD AND THE EAST SETTLEMENT ROAD AND TURN RIGHT (EAST) ONTO THE EAST SETTLEMENT ROAD THEN TRAVELING EAST APPROXIMATELY A HALF MILE THE SITE IS LOCATED ON THE LEFT OR LOOKING EAST	

**ADDITIONAL PROJECT DESCRIPTION:**

<b>Existing plat recording information:</b>		
<b>This application is for :</b> NACCARATO ACRES		
Proposed lots: 4		Depth to Width Ratio (D:W)
Lot #1	Proposed acreage: 5.026	1:1
Lot #2	Proposed acreage: 5.011	1:1
Lot #3	Proposed acreage: 5.011	1:1
Lot #4	Proposed acreage: 6.116	1:1
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: <u>WE ARE PROPOSING TO SPLIT THE PROPERTY INTO FOUR LOTS ALL OF WHICH ARE AT OR ABOVE FIVE ACRES</u>		

**SITE INFORMATION:**

Please provide a detailed description of the following land features:
Topography (lay of the land), including estimated maximum slope, rock outcroppings, benches, etc: <u>LAND IS MOSTLY FLAT WITH NO EXISTING ROCK OUTCROPPINGS OR BENCHES LOCATED ON SUBJECT PROPERTY. TOPOGRAPHY GRADUALLY SLOPES UP FROM EAST END OF PASTURE LAND TO THE EAST PROPERTY LINE</u>
Water courses (lakes, streams, rivers & other bodies of water): <u>THERE ARE NO EXISTING WATER COURSES LOCATED ON SUBJECT PROPERTY</u>
Springs & wells: <u>THERE ARE CURRENTLY NO SPRINGS OR WELLS LOCATED ON SUBJECT PROPERTY</u>

Existing structures (size & use): THERE ARE CURRENTLY NO EXISITNG STRUCTURES ON SUBJECT ROPERTY

Land cover (timber, pastures, etc): MOSTLY PASTURE LAND WITH SOME TIMBER LOCATED ON THE EASTERLY SIDE OF SUBJECT PROPERTY

Are wetlands present on site?  Yes  No Source of information: FEMA

Flood Hazard Zones located on site:  X  D  A  AE DFIRM MAP: PANEL 0867E

Other pertinent information (attach additional pages if needed): SEE ATTACHED

**ACCESS INFORMATION:**

Please check the appropriate boxes:

Private Easement  Existing  Proposed  
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and easement width. Include recorded instrument number for existing easements & name, if existing: THERE WILL BE A 40' WIDE INGRESS, EGRESS, UTILITY AND MAINTENANCE EASEMENT GRANTED WITH THIS PLAT FOR THE BENFEIT OF PROPOSED LOTS 2, 3 AND 4

Public Road  Existing  Proposed  
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing: THERE IS AN EXISITNG 50' PUBLIC RIGHT-OF-WAY ACROSS THE SETTLEMENT ROAD. THE SETTLEMENT ROAD IS MOSTLY FLAT IN THE AREA OF SUBJECT PROPERTY WITH APPROXIMATELY AN 18' WIDE TRAVEL-WAY WIDTH THAT IS GRAVEL

Combination of Public Road/Private Easement  Existing  Proposed  
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and right-of-way/easement width and road name, if existing: \_\_\_\_\_

Is public road dedication proposed as part of this minor land division?  
 Yes  No

List existing access and utility easements on the subject property.

**SERVICES:**

Sewage disposal will be provided by:

Existing Community System - List name of sewer district or provider and type of system:

Proposed Community System - List type & proposed ownership:

Individual system - List type:

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: INDIVIDUAL SEPTIC AND DRAINFIELD SYSTEMS WILL BE INSTALLED WITH PANHANDLE HEALTH DISTRICT APPROVAL FOR EACH OF THE PROPOSED LOTS.

Will the sanitary restriction be lifted by the Panhandle Health District?

Yes  No

Water will be supplied by:

Existing public or community system - List name of provider:

Proposed Community System - List type & proposed ownership:

Individual well

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: THERE WILL BE INDIVIDUAL WELLS INSTALLED ON EACH OF THE PROPOSED LOTS.

Which power company will serve the project site?

I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post the property or review the premises relative to the processing of this application.

Landowner's signature: \_\_\_\_\_ Date: 3/29/22

Landowner's signature: \_\_\_\_\_ Date: \_\_\_\_\_

# NACCARATO ACRES

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19,  
TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN,  
BONNER COUNTY, IDAHO

BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

INSTRUMENT # \_\_\_\_\_

## BASIS OF BEARINGS

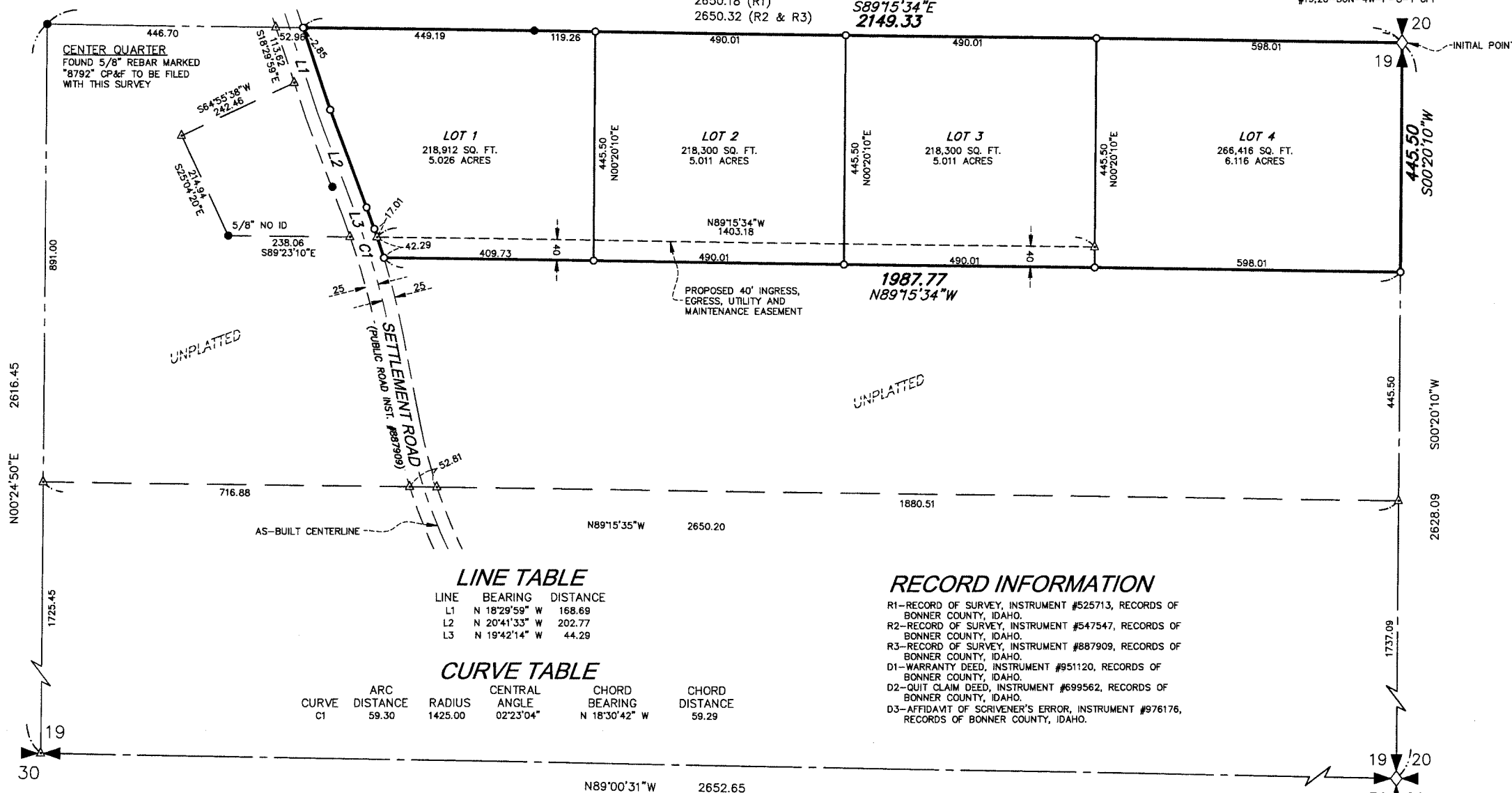
THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 19, BEARS SOUTH 89°15'34" EAST, AS SHOWN ON R1.

## BASIS OF BEARINGS

S89°15'34"E 2648.99  
2650.18 (R1)  
2650.32 (R2 & R3)

S89°15'34"E  
2149.33

QUARTER CORNER  
FOUND 2 1/2" BRASS CAP MARKED  
"922" PER CP&F BY CUSTER INSTRUMENT  
#19,20-56N-4W-P-5-1 CPF



## LINE TABLE

LINE	BEARING	DISTANCE
L1	N 18°29'59" W	168.69
L2	N 20°41'33" W	202.77
L3	N 19°42'14" W	44.29

## CURVE TABLE

CURVE	ARC DISTANCE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	59.30	1425.00	02°23'04"	N 18°30'42" W	59.29

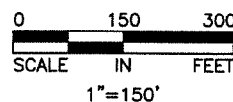
## RECORD INFORMATION

R1-RECORD OF SURVEY, INSTRUMENT #525713, RECORDS OF BONNER COUNTY, IDAHO.  
R2-RECORD OF SURVEY, INSTRUMENT #547547, RECORDS OF BONNER COUNTY, IDAHO.  
R3-RECORD OF SURVEY, INSTRUMENT #887909, RECORDS OF BONNER COUNTY, IDAHO.  
D1-WARRANTY DEED, INSTRUMENT #951120, RECORDS OF BONNER COUNTY, IDAHO.  
D2-QUIT CLAIM DEED, INSTRUMENT #699562, RECORDS OF BONNER COUNTY, IDAHO.  
D3-AFFIDAVIT OF SCRIVENER'S ERROR, INSTRUMENT #976176, RECORDS OF BONNER COUNTY, IDAHO.

## LEGEND

- △ = CALCULATED POINT (NOTHING FOUND OR SET)
- ◇ = FOUND 2 1/2" BRASS CAP MARKED "922"
- = FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "CASH 8792" (UNLESS OTHERWISE NOTED)
- = SET 5/8"x30" REBAR WITH PLASTIC CAP MARKED "H2 PLS 12110"

- = BOUNDARY LINE
- = LOT LINE
- = ADJACENT PROPERTY LINE
- = EASEMENT LINE
- = RIGHT-OF-WAY LINE
- = CENTER LINE
- = SECTION LINE
- = QUARTER SECTION LINE



## SURVEYOR'S NARRATIVE

1. THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE PROPERTY DESCRIBED IN QUITCLAIM DEED INSTRUMENT #699562 (D2).
2. THE AS-BUILT CENTERLINE OF THE SETTLEMENT ROAD SHOWN HEREON WAS DETERMINED BY R2 WITH ADDITIONAL FIELD DATA COLLECTED AT THE TIME OF THIS SURVEY.
3. THERE IS A PROPOSED 40' WIDE INGRESS, EGRESS, UTILITY AND MAINTENANCE EASEMENT FOR THE BENEFIT OF LOTS 2, 3 AND 4 AS SHOWN HEREON.
4. SEE RECORD INFORMATION FOR DOCUMENTS USED TO PREPARE THIS PLAT AND ASSIST IN THE BOUNDARY DETERMINATION. THERE WERE NO NO SIGNIFICANT DISCREPANCIES FROM OUR FIELD OBSERVATIONS.
5. SANITARY RESTRICTION: SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 ARE IN FORCE. NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING OR SHELTER ON LOT 2 WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTIONS ARE LIFTED BY PANHANDLE HEALTH DISTRICT.
6. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN US SURVEY FEET.
7. THE FIELD SURVEY FOR THIS PROJECT WAS COMPLETED IN AUGUST, 2021.



7600 N. MINERAL DR., STE. 900 • COEUR D'ALENE, ID 83615  
PHONE: (208) 772-6600 • FAX: (208) 772-6619  
WWW.H2SURVEY.COM



SECTION INDEX

DATE: MARCH, 2022  
PROJECT NUMBER: 2021-237

SHEET 1 OF 2

